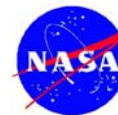




## LAND USE CONTROL IMPLEMENTATION PLAN

### NATIONAL AERONAUTICS AND SPACE ADMINISTRATION KENNEDY SPACE CENTER BREVARD COUNTY, FLORIDA



FACILITY: Wilson Corners  
Solid Waste Management Unit No. 1  
CONTAMINANTS: Volatile Organic Compounds in Groundwater  
CONTROL: Prohibit Use of Groundwater

#### PURPOSE OF LAND USE CONTROL IMPLEMENTATION PLAN

This Land Use Control Implementation Plan (LUCIP) has been prepared to inform current and potential future users of Wilson Corners of institutional controls that have been implemented at the site<sup>1</sup>. Although there are no current unacceptable risks to human health or the environment associated with Wilson Corners, institutional land use controls (LUCs) are necessary to prohibit the use of groundwater. Controls will include periodic inspection, condition certification and agency notification.

#### WHY LAND USE CONTROLS ARE NEEDED

Human health and ecological risk assessments were completed as part of a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI). Chemicals of concern identified for human health risk during the RFI and supplemental sampling activities that exceeded Florida Department of Environmental Protection (FDEP) and Environmental Protection

Agency (EPA) cleanup target levels were volatile organic compounds (VOCs) in groundwater.

#### SITE DESCRIPTION

Wilson Corners was originally the location of a general store, as space-related activities developed in the area, the site was converted to a rocket engine components cleaning laboratory, which was operated by a private aerospace contractor. NASA acquired the site in 1963 and remodeled the facility into the offices and laboratory of the Propellant and Systems Components Laboratory (PSCL). Ancillary structures were added to the site, including an open cleaning tower for the solvent cleaning of fuel lines and other large components. Both domestic and laboratory wastes discharged to on-site drain fields. The predominant solvent used at the facility until the early 1970's was trichloroethene (TCE). The PSCL operated from 1963 until 1974. NASA razed the buildings and ancillary structures, and the site was abandoned for two years. In 1976, the National Park Service (NPS) placed temporary prefabricated office buildings on

*1. This LUCIP summarizes institutional controls regarding the NASA KSC Wilson Corners Site. For detailed information on the site, consult the Wilson Corners administrative file, which is available for review by contacting the KSC Environmental Program Office at telephone number (321) 867-8411.*

the site which became the headquarters for the nearby Canaveral National Seashore. In November 1977, a routine analysis of a water sample from an on-site potable well revealed TCE in concentrations of several thousand micrograms per liter ( $\mu\text{g/l}$ ).

## SITE LOCATION

Wilson Corners is located on the north side of State Road 402 (Beach Road), immediately northwest of the intersection of State Road 3 (Kennedy Parkway).

The area of the Wilson Corners covered by this LUCIP is situated predominantly north of State Road 402 (Figure 1). The site is located within Section 22 of Township 21 South, Range 36 East of the Wilson Quadrangle. The groundwater control area is rectangular in shape and encompasses approximately 18 acres of land (Figure 2). Coordinates of the corners of the LUC area are provided in Figure 2 in the State Plane Coordinate System NAD 1983 meters, Florida East.

## SITE CONTAMINATION AND CONTROL

Groundwater within the site boundary contains VOCs at concentrations above the FDEP's groundwater cleanup target levels. LUCs are therefore required to prohibit the

use of groundwater. Indoor air quality shall be evaluated prior to any construction within the groundwater control area.

## DECISION DOCUMENT

The Hazardous and Solid Waste Amendments (HSWA) portion of the Resource Conservation Recovery Act (RCRA) Permit (HSWA Part XVI) establishes institutional controls as a component of the remedy for this site. The Permit is available for review by contacting the KSC Environmental Program Office at telephone number (321) 867-8411.

## IMPLEMENTATION

Institutional controls will be implemented by the KSC Environmental Program Office in accordance with their RCRA permit and Land Use Control Assurance Plan included in a Memorandum of Agreement (MOA)<sup>2</sup> between NASA, FDEP, and EPA, effective February 23, 2001. Upon approval of this LUCIP, it will be incorporated into the permit by reference. Property transfer (if conducted in the future) will be conducted in accordance with Section X of the MOA.

KSC's Environmental Program Office will provide KSC's Master Planning Office with survey coordinates of the LUCs.

*2. By separate MOA effective February 23, 2001, with the EPA and FDEP, KSC, on behalf of NASA, agreed to implement Center-wide, certain periodic site inspection, condition certification and agency notification procedures designed to ensure the maintenance by Center personnel of any site-specific LUCs deemed necessary for future protection of human health and the environment. A fundamental premise underlying execution of that agreement was that through the Center's substantial good faith compliance with the procedures called for herein, reasonable assurances would be provided to EPA and FDEP as to the permanency of those remedies which included the use of specific LUCs.*

*Although the terms and conditions of the MOA are not specifically incorporated or made enforceable herein by reference, it is understood and agreed by NASA KSC, EPA and FDEP that the contemplated permanence of the remedy reflected herein shall be dependent upon the Center's substantial good faith compliance with the specific LUC maintenance commitments reflected herein. Should such compliance not occur or should the MOA be terminated, it is understood that the protectiveness of the remedy concurred in may be reconsidered and that additional measures may need to be taken to adequately ensure necessary future protection of human health and the environment.*

Restrictions will specify limitations on development and reuse for the area for as long as LUCs are necessary to protect human health and the environment.

### **MONITORING**

Quarterly inspections to monitor that institutional controls specified herein are in place and operating will be conducted by KSC's Environmental Program Office. The inspection will verify that no groundwater use is occurring.

### **REPORTING**

KSC's Environmental Program Office will submit annual reports to EPA and FDEP certifying retention of the implemented LUCs.

### **ENFORCEMENT**

KSC's Environmental Program Office will be responsible for stopping any activities at KSC that are not compliant with this LUCIP.

### **MAINTENANCE**

This LUCIP will remain in place until a land use change is implemented and the concerns managed by the LUCIP are mitigated; or there is a discovery, based upon analytical evidence, that scenarios managed by the LUCIP are no longer a concern. Any change in LUC management must be

approved by EPA and FDEP and implemented by modification of NASA's operating permit.

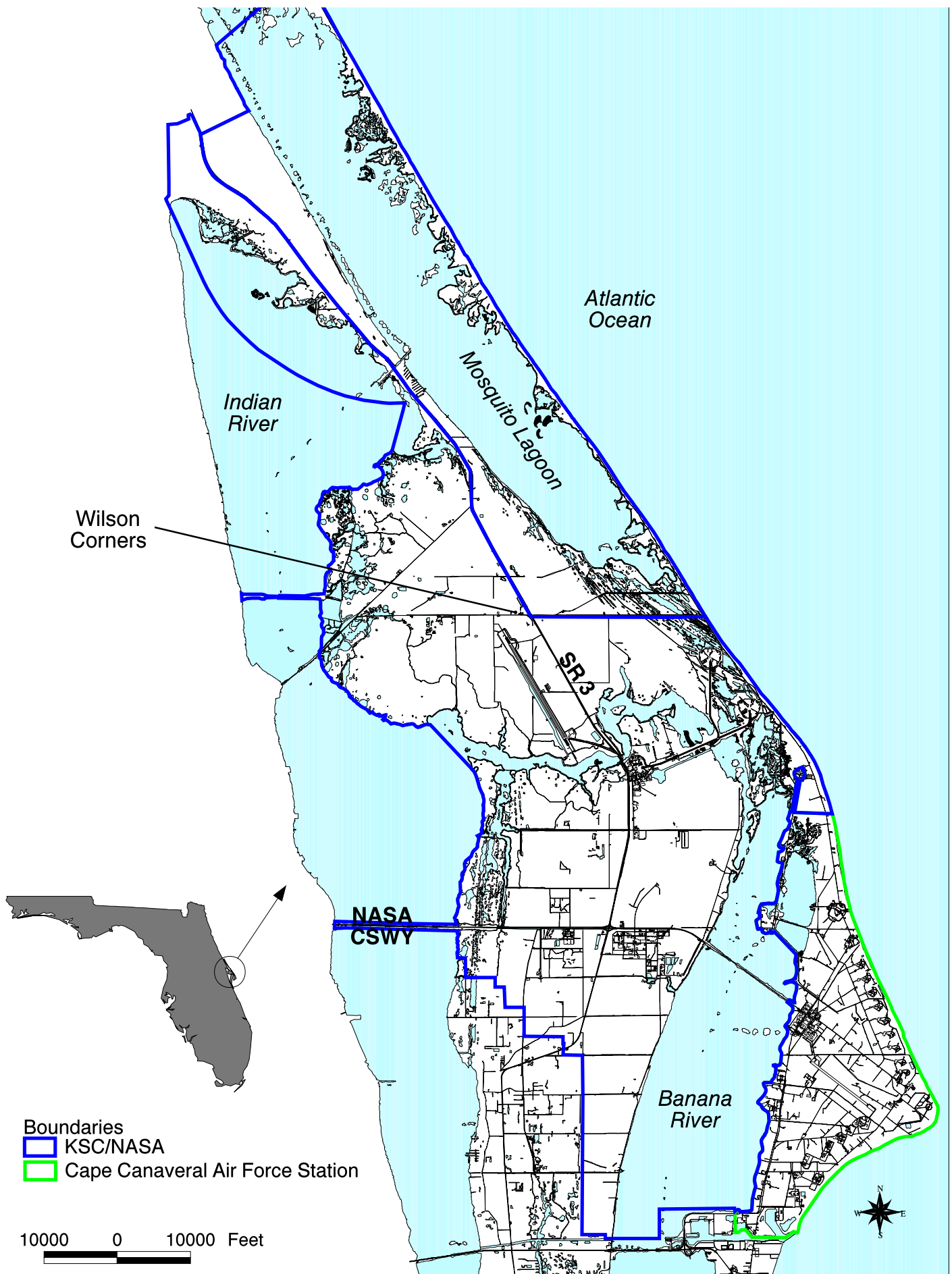


Figure 1. Location of Wilson Corners on Kennedy Space Center, FL.



**Figure 2. Wilson Corners (SWMU 01) Land Use Control Implementation Plan  
Kennedy Space Center, FL**

